143.0	0008	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 734,400 / 734,400
					USE VALUE: 734,400 / 734,400
					ASSESSED: 734,400 / 734,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSIE PAUL D & SUSAN Q/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	149 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSIE PAUL D & SUSAN QUINN -
Owner 2:	-
Street 1:	149 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1707 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	274,800		459,600	734,400
Total Card	0.118	274,800		459,600	734,400
Total Parcel	0.118	274,800		459,600	734,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.23 | /Parcel: 430.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 93179

GIS Ref

GIS Ref

Insp Date 05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0006.0

!11147!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,900	0	5,150.	459,600	734,500	734,500	Year End Roll	12/18/2019
2019	101	FV	222,900	0	5,150.	430,900	653,800	653,800	Year End Roll	1/3/2019
2018	101	FV	230,200	0	5,150.	356,200	586,400	586,400	Year End Roll	12/20/2017
2017	101	FV	230,200	0	5,150.	327,500	557,700	557,700	Year End Roll	1/3/2017
2016	101	FV	230,200	0	5,150.	298,700	528,900	528,900	Year End	1/4/2016
2015	101	FV	217,500	0	5,150.	293,000	510,500	510,500	Year End Roll	12/11/2014
2014	101	FV	217,500	0	5,150.	272,300	489,800	489,800	Year End Roll	12/16/2013
2013	101	FV	217,500	0	5,150.	259,100	476,600	476,600		12/13/2012

PRINT

Date	Time
12/11/20	01:21:01

LAST REV

Date	Time
06/11/18	10:58:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11147

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSIE PAUL D &	64537-507		11/20/2014	Convenience	10	No	No		
	18259-527		6/1/1987		187,500	No	No		Y

USER DEFINED

Prior Id # 1:	93179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2002	129	Alterati	10,000	C				NEW STRUCTURAL BEA

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,598 | Spl Credit | Total: 459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	81050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373418
Depreciation:	98582
Depreciated Total:	274836

COMMENTS

PDAS. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

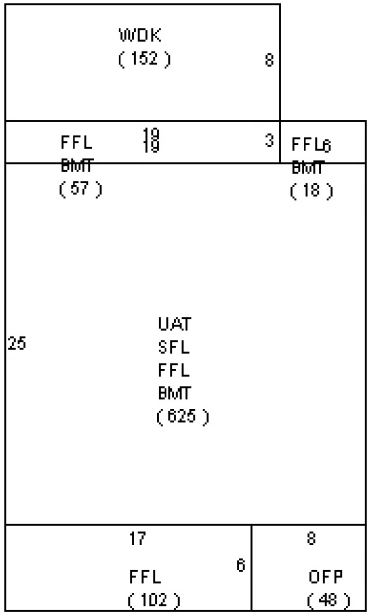
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	110.67
Final Total:	274800	Val/Su SzAd	192.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	802	167.050	133,971
BMT	Basement	700	56.530	39,570
SFL	Second Floor	625	167.050	104,404
UAT	Upper Attic	156	66.820	10,440
WDK	Deck	152	12.450	1,893
OFP	Open Porch	48	43.560	2,091

Net Sketched Area:	2,483			Total:	292,369
Size Ad	1427	Gross Are	2952	FinArea	1707

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X20	A	AV	1965	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0008-0006.0

IMAGE

AssessPro Patriot Properties, Inc